

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 7/24/2025

Parcel: 30-6S-17-09812-001 (45502)

Owner & Property Info

Result: 1 of 1

Owner	WILSON SHAWN C 9117 CAROLINA WREN DR TAMPA, FL 33626		
Site	14031 14031 SW TUSTENUGGEE AVE, FORT WHITE		
Description*	THE FOLLOWING LYING IN SEC 30: BEG NE COR OF SE1/4 OF NE1/4 OF SEC 30, W 1255.82 FT TO E R/W OF SE TUSTENUGGEE AVE, S ALONG R/W 662.84 FT, E 1238.81 FT TO W LINE OF SEC 29, S 497.32 FT, E 2391.95 FT, N 1156.78 FT TO N LINE OF S1/2 OF NW1/4, W 399.80 FT, W 1992.01 FT TO POB & COMM SW COR OF SE1/4 OF NE1/4, N 662.32 FT FOR POB, CONT N 283.69 FT TO INTERS OF W LINE OF SE1/4 OF NE1/4 & W R/W OF SW TUSTENUGGEE AVE, S ALONG W R/W 283.84 FT, W 7.97 FT TO POB. 156-361, DC 971-2025, WD 1115-711, WD 1474-1869 <<<less		
Area	18.96 AC	S/T/R	30-6S-17
Use Code**	TIMBERLAND 70-79 (5600)	Tax District	3

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$4,342	Ag Land	\$4,304
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$94,800	Just	\$113,760
Class	\$4,342	Class	\$4,304
Appraised	\$4,342	Appraised	\$4,304
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$4,342	Assessed	\$4,304
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$4,342 city:\$0 other:\$0 school:\$4,342	Total Taxable	county:\$4,304 city:\$0 other:\$0 school:\$4,304

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
9/2/2022	\$0	1474 / 1869	WD	V	U	11

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
N O N E					

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
N O N E					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
5700	TIMBER 4 (AG)	18.960 AC	1.0000/1.0000 1.0000/ /	\$227 /AC	\$4,304
9910	MKT.VAL.AG (MKT)	18.960 AC	1.0000/1.0000 1.0000/ /	\$6,000 /AC	\$113,760

Search Result: 1 of 1

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by: GrizzlyLogic.com

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Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

